

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/2A Scotch Parade Chelsea VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Chelsea

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/33 Swanpool Avenue Chelsea VIC 3196	\$1,025,000	30-Jun-20
26A Randall Avenue Edithvale VIC 3196	\$990,000	12-Nov-20
23 Randall Avenue Edithvale VIC 3196	\$1,054,000	16-Jul-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 November 2020

**3/33 Swanpool Avenue Chelsea VIC 3196** Sold Price **\$1,025,000** Sold Date **30-Jun-20**

 4  3  4

Distance **1.13km**



**26A Randall Avenue Edithvale VIC 3196** Sold Price <sup>RS</sup> **\$990,000** Sold Date **12-Nov-20**

 4  2  2

Distance **1.45km**



**23 Randall Avenue Edithvale VIC 3196** Sold Price <sup>RS</sup> **\$1,054,000** <sup>UN</sup> Sold Date **16-Jul-20**

 3  2  2

Distance **-**

**RS** = Recent sale

**UN** = Undisclosed Sale

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